macleod&maccallum

Building Site, East Of Dundonnell Hotel, Dundonnell IV23 2QR **Offers Over £60,000**

HSPC REF: xxxxx

description

This site is situated in the hamlet of Dundonnell on the West Coast, set amidst some of the most spectacular scenery in the Highlands.

Sheltered by the famous An Teallach mountain range and enjoying magnificent views over Little Loch Broom, which is not only tidal but one of the deepest lochs in Scotland, viewing is highly recommended to appreciate the superb location of this site which would be ideal for not only a permanent residence but also for those looking for a second home.

Extending to approximately ??? acres or thereby, the site is offered for sale with full planning permission and a copy of the Highland Council's planning permission and conditions pertaining thereto is included in these particulars. Interested parties should contact Macleod & MacCallum's Property Department in order to obtain a copy of the architects drawings.

The site is located to the east of the Dundonnell Hotel which is the centre of the community and where local meetings and functions are held. The Broombeg bar which is located in the hotel has music sessions (Scottish, Irish and Folk) twice a week throughout the year.

The site is close to the village store, post office and filling station which caters adequately for daily requirements. A number of service vans also visit the area including a library, bank, fishmongers and butchers. Additional amenities and facilities can be found in the picturesque villages of Gairloch and Ullapool. Education is provided at either the local Primary School which is within walking distance or Ullapool High School to which pupils are transported daily.

Inverness, the main business and commercial centre in the Highlands, is approximately 65 miles away and offers extensive shopping, leisure and entertainment facilities along with excellent road, rail and air links to the south and Europe.

Services
A private water supply is located in close proximity to the site and should be connected to the site in accordance with the planning conditions. Drainage will be by means of a private system and again should comply with the planning permission. Mains electricity and telephone are available in close proximity to the site. It should be noted that it is the responsibility of the purchaser to make their own enquiries to the relevant authorities regarding connections.

Access
Access to the site should be in accordance with the Highland Council's Planning Permission.

Boundaries
The boundaries of the site are detailed on the attached plan and are pegged out on site.

Viewing
By appointment through Macleod & MacCallum's Property Department on (01463) 235559.

Ref:
GW/NDC/S.2459.1

Price
Offers Over £60,000

The Highland Council
Comhairle na Gàidhealtachd

PLANNING PERMISSION Reference No: 09/00555/FULRC

To:
Mrs P Stevens
Dundonnell Hotel
Dundonnell
Garve
Ross-shire
IV23 2QR

Per:
David Neville
Sail Mhor Croft
Camusnagaul
Dundonnell
Ross-shire
IV23 2QT

Town & Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) 2006 Act

DECISION NOTICE

Erection of house
Land To East Of Dundonnell Hotel Dundonnell

The Highland Council in exercise of its powers under the above Acts **grants planning permission** for the above development in accordance with the particulars given in the application and the following plans/drawings:

Type of Plan	Plan Number	Version No.	Date of Plan
Site Layout	3	B	26.04.2010
Sections	4	A	23.09.2009
Location/Site Plan	5	A	23.09.2009
Floor Plan	2	A	23.09.2009
Elevations - Existing	1	A	23.09.2009

This permission is granted subject to the following conditions: -

(1.) **The development to which this planning permission relates must commence within THREE YEARS of the date of this decision notice.**

Reason : In order to accord with the statutory requirements of the Town and Country Planning (Scotland) Acts.

(2.) **Notwithstanding the details shown, the external materials for the development hereby approved shall be wet dash harl white or off-white in colour, and the roofing materials dark grey natural slate, or a good quality imitation slate roof tile details of which should be first agreed by the Planning Authority in writing. The development shall be completed in accordance with the approved details, unless otherwise agreed in writing by the Planning Authority.**

Reason: In the interests of visual amenity.

(3.) **The parking and turning area as shown on the approved plans shall be made available prior to the first occupation of the development hereby approved, and retained at all times.**

Dated: 26th May 2010

for **Area Planning & Building Standards Manager**

PLANNING PERMISSION Reference No: 09/00555/FULRC

Reason: In the interests of road safety.

(4.) **The route and precise location of the drainage system shall be fully implemented in accordance with the details shown on the approved plans. No changes shall be made to the drainage, unless otherwise agreed in writing by the Planning Authority.**

Reason: In order to protect the designated SSSI habitat.

(5.) **The trenches for the water supply shall be dug by hand and the trench refilled utilising the materials that came out of the trench, and replaced in the same layering as it came out.**

Reason: In order to protect the designated SSSI habitat.

(6.) **Prior to the commencement of development full details of the boundary treatment and retaining wall(s), including scaled elevation plans and block plan where necessary, shall be submitted to and approved in writing by the Planning Authority. The boundary treatment shall include a stone wall to the front of the site which is designed to prevent headlights from cars entering and exiting the site dazzling cars on the main A832. The boundary treatment shall be fully implemented in accordance with the approved details before the building is brought into first use, unless otherwise agreed in writing by the Planning Authority.**

Reason: In the interests of visual and residential amenity, and in the interests of road safety, and for the avoidance of doubt.

(7.) **No development shall commence until a landscaping plan and maintenance scheme has been submitted to and approved in writing by the Planning Authority, including timescale for planting. The plan shall also clearly show all existing trees, and those to be retained. The plan shall also include additional planting to screen the proposal All planting thereby approved shall be undertaken in accordance with the agreed timescale and shall thereafter be maintained in accordance with the approved scheme of maintenance. Any plants which, within a period of five years from the date of planting die, are removed, or become seriously damaged or diseased, shall be replaced in the immediately following planting season with others of a similar size and species.**

Reason: In the interests of visual amenity and in order to ensure that the development does not undermine the existing landscaping within the site to ensure that the proposal and existing house is adequately absorbed into the landscape.

(8.) **The proposed private water supply to serve the development is from an unprotected surface water source, you are therefore required to install a suitable disinfection system. Details of which shall be first submitted to and approved in writing by the Planning Authority in consultation with Environmental Health. Such system will require to be installed prior to first occupation of the house hereby approved.**

Reason: In order that the development is served by a wholesome water supply.

FOOTNOTE

1. **The following Notices are statutory requirements and failure to comply with these may render the planning permission invalid and could result in Enforcement Action:**

Dated: 26th May 2010

for **Area Planning & Building Standards Manager**

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